

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON DECEMBER 15, 2010
(Approved January 19, 2011)

The Planning Commission held their monthly meeting on Wednesday, December 15, 2010. Present for the meeting were Harold Kulp, Walter Woessner, Kathryn Alexis, and Lawrence Tietjen. N. Lance Parson was not present. Also, present were Marjorie Brown of Wisler Pearlstine, LLP, Township Solicitor and Eugene Briggs of ARRO Consulting, Inc. Township Planner.

Mr. Kulp called the meeting to order at 6:00 p.m. and the pledge was recited.

Mr. Alexis moved to approve the agenda as corrected. Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote. Review of Limerick Township Official map is to be added to the agenda.

CITIZENS COMMENTS

There were no citizens' comments

1. MINUTES

Mrs. Alexis moved to approve the minutes of the November 17, 2010 monthly meeting as amended. Mr. Woessner seconded the motion. The motion carried with a 4-0-0 vote.

- Review of proposed Ordinance No. 172 – Miscellaneous Technical Zoning Ordinance Amendments – in the second bullet point change 'is' before demolition to 'are'
- Northern Federation Update – remove the reference to the possibility of OJR purchasing Ivywood and just note the possibility of Ivywood being utilized for recreational purposes

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Limerick Township Official Map

Mr. Tietjen moved to acknowledge receipt of the Limerick Township Official Map with no further comment. Mrs. Alexis seconded the motion. The motion carried with a 4-0-0 vote.

Review of amended Subdivision and Land Development Ordinance

There was a review of amended Subdivision and Land Development Ordinance beginning on Page 28 of Revised SALDO Amendments dated October 20, 2010.

- Page 30 (Retention Basin) – remove the last sentence – Zoning controls lot area
- Page 31 – (Sensitive Environmental Features) – remove (i) pre-historical and/or historical landscapes. Identify soils
- Page 35 (Street, Marginal Access) – address width issue, should specifications be different for residential and commercial?

- Page 36 (Street, Single Access) – Specification do not belong in the definitions and should be addressed in Zoning only
- Page 37 (Surface Waters of the Commonwealth) – changed ‘damned’ to ‘dammed’
- Page 41 - consider the "Glocker" condition
- Page 44 - revise the sketch plan to include the PC as primary
- Page 48 - make Historical and Parks Recreation and Conservation Committee separate
- Page 52 - add review of waivers part of Planning Commission review; add draft prior to resolution
- Page 54 - paragraph (8) change to "Ordinance" and add Conditional Use
- Page 55 - (9) move street numbering to final
- Page 56 - Major subdivision is redundant with 301.3.B(2)
- Page 58 - move 4-step process to here
- Page 58 (Section D(3) – Add ‘all or any part’
- Page 58 (Preliminary Resource Impact and Conservation Plan – add ‘Except where minor subdivision is proposed’
- Page 60 - revisit 4 step process and Minor subdivision
- Page 66 - separate paragraphs for Historic Commission and Parks Recreation and Conservation Committee
- Page 70 - add "DRAFT"; change report to notice in D (1)
- Page 72 - change "shade tree" to "street tree"
- Page 79 - change wording of (10) and caliper to DBH
- Page 83 - (4) change "exceed" to "extend"
- Page 89 - 3.A(2)/ 3.B (2) revisit "institution & retirement"
- Page 90 - first paragraph delete the last sentence
- Page 90 - C(1) change "exterior walls" to "closest point"
- Page 90 - D(1)(a) reword to include reference to ZO 1308
- Page 96 - 6)a) consider explaining LOS A...F
- Page 104 - (b) delete "as required by the board"
- Page 104 - (b)1)b) Gene to define "archaeological landscapes"
- Page 105 - (c) add copt for PC
- Page 107 - 308.1 - 307 should be 306
- Page 109 - 1. change "shade trees" to "street trees"
- Page 110 - 311 conflicts with 601.1 and needs resolution
- Page 121 - (Section 411.4) – change ‘may’ to ‘shall’

Northern Federation Update

Mr. Kulp stated that there is a study of open space and parks and recreations and it is becoming more important for township to provide recreation facilities within walking distance.

Historical Commission Update

Mr. Tietjen had no update.

Pottstown Metropolitan Regional Planning Committee

There was no update.

Mr. Kulp noted that the next meeting is scheduled for January 19, 2011 at 6:00 p.m.

ADJOURNMENT

Mrs. Alexis moved to adjourn the monthly meeting at 10:30 p.m. Mr. Tietjen seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco
Secretary